



September 21, 2022

City of Puyallup  
Permit Center  
333 South Meridian  
Puyallup, WA 98371

Project: Larson River Road Storage, AHBL No. 2160102.11  
Subject: Response to Comment Notice Documents downloaded May 2022  
Permit Application E-21-0406

*Civil Engineers*

*Structural Engineers*

Dear Permit Center Staff:

*Landscape Architects*

This letter is in response to Comment Notice documents downloaded May 2022, regarding the above referenced project. The comments are included below (verbatim) for your reference. Our responses are shown in **bold** after each comment.

*Community Planners*

#### **Fire Review**

(Reviewed By: David Drake, (253) 864-4171, DDrake@PuyallupWA.gov)

*Land Surveyors*

- ♦ 1. Maintain no less than 24' Fire Lane throughout all isles in parking lot.

*Neighbors*

**Response: Plans updated to reflect 24-foot width in all aisles.**

- 2. See traffic notes for changes. Provide New Auto-turn or equivalent program to demonstrate fire apparatus turning radius.

**Response: AutoTURN movements provided for fire apparatus.**

- 3. Provide Fire Lane painting/stripping and No Parking Signs site plan.

**Response: Plan Sheet C2.2 Fire Lane Striping added to the set.**

- 4. A Fire Hydrant is required in the SW area parking lot. Place in a parking island to reach all areas within 400'. Comply with C.O.P. standards.

**Response: Fire hydrant added to plans.**

- 5. Will the parcel that was removed from the plans be fenced off? If the parcel is not used as per the SEPA the Auto-turn shall not be shown as access.

**Response: It will not be fenced off. AutoTURN exhibits provided do not show any crossing these boundaries.**

- 6. Will the storage yard be fenced off with a gate? If an electronic gate is used Opticon will be required for Fire Department access. This will need to be review by Traffic and Fire for code compliance.

**Response: There will only be manual gates at the entrances. Note added to Fire Lane Striping Plan for a Knox box to be installed.**

*TACOMA*

2215 North 30th Street

Suite 300

Tacoma, WA 98403-3350

253.383.2422 TEL

[www.ahbl.com](http://www.ahbl.com)



- ◆ 7. Provide Fire Lane painting/stripping and No Parking Signs site plan.

New - All parking islands will be required be painted and stenciled unless its the side that is parallel with a stall. Show on site plan both details and sign placement. This will also be a requirement around the existing building. Provide on a separate page.

**Response: Information added to Sheet C2.2 Fire Lane Striping Plan.**

- 8. Will the parcel that was removed from the plans be fenced off? If the parcel is not used as per the SEPA the Auto-turn shall not be shown as access.

New - remove plans that show unused parcel from set showing Auto-turn.

**Response: It will not be fenced off. AutoTURN exhibits provided do not show any crossing these boundaries.**

- 9. Will the storage yard be fenced off with a gate? If an electronic gate is used Opticon will be required for Fire Department access. This will need to be review by Traffic and Fire for code compliance.

New - Future gates will not be allowed unless the current design can show both Fire and Traffic conditions can be met. Placement and Traffic Cueing would need to be determined now.

**Response: There will be gates at the entrances. Note added to Fire Lane Striping Plan for the Opticon requirement.**

#### **Public Works Collection Review**

(Reviewed By: Josh Grbich, (253) 841-5560, JGrbich@PuyallupWA.gov)

- 1. Keynote 25 is pointing at mainline cleanout. Cap lateral, not mainline cleanout. Lateral is tapped between mainline cleanout and water service - Sheet 3

**Response: Keynote 25 relocated to be shown behind the existing sidewalk to cap lateral near the water main.**

- 2. Detail for lid replacement should say Sewer, not Storm - Sheet 10

**Response: Note added to Detail 9, Sheet C3.2.**

#### **Public Works Water Review**

(Reviewed By: Brian Johnson, (253) 841-5442, BrianJ@PuyallupWA.gov)

- 1. Sheet C2.0 - Is a hydraulic model needed for this proposed hydrant?

**Response: The proposed fire hydrant supply pipe is 8-inch DI, so should not need additional modeling to provide fire coverage for parking lot.**

- 2. Sheet C2.0 - Change hydrant tee call-out to read 1-8"x6" TEE, MJxFI1-6" GATE VALVE FIxMJ1-8" MJ PLUGTHRUST BLOCKING

**Response: Updated.**



3. Sheet C2.0 - Acquire a private water easement through this parcel unless it is owned by the applicant. Assuming that it is, let it be known that should ownership change at anytime during the future, then an easement would have to be procured for the utilities at that time.

**Response: Currently, the parcels have the same owners. Note added to Sheet C2.0 that in case of future change of ownership, water easement must be procured.**

4. Sheet C2.0 - Call out private 8-inch ductile iron pipe.

**Response: Private added to 8-inch pipe callout.**

5. Sheet C2.1 - Change 1-8"x8" TAPPING TEE to read 1-8"x16" TAPPING TEE (FI)

**Response: Updated.**

6. Sheet C2.1 - If the existing dual water service will be located in the ADA sidewalk ramp, the contractor will have to install a new 1-inch water line from the tap on the water main in River Road and relocated the meters directly behind the sidewalk. Add City Standard detail 03.03.01-1 to this plan set. The west side dual water service feeds the existing building to remain. If this building is just an office type building, install a 3/4-inch DCVA 3-feet down stream of the meter. If the building will include a car wash and / or mechanic shop, upgrade the protection to an above ground RPBA. The east side dual water service will be used for irrigation. Install a DCVA 3-feet down stream of the meter.

**Response: Driveway relocated. Existing service winds up in the driveway asphalt. Keynote 11 added to extend service behind curb for irrigation service. Detail 1, Sheet C2.1 added to the plans with Puyallup's Standard 03.03.01-1.**

**Keynote 8 added to "west" dual service for new 3/4-inch DCVA. Three feet behind the meter puts this in the sidewalk. No car wash or mechanic shop is being planned for the site.**

7. Sheet C2.1 - Call out private 8-inch ductile iron pipe.

**Response: Private added to 8-inch pipe callout.**

8. Sheet L1.0 - No trees within 10-feet of a water main.

**Response: Updated plans have trees 10 feet away from center of main and fire hydrant piping.**

9. Sheet L1.0 - No trees within 10-feet of a water main.

**Response: Updated plans have trees 10 feet away from center of main and fire hydrant piping.**

10. Sheet L1.0 - No trees within 10-feet of a water main.

**Response: Updated plans have trees 10 feet away from center of main and fire hydrant piping.**



11. Sheet L1.0 - No trees within 10-feet of a water main.

**Response: Updated plans have trees 10 feet away from center of main and fire hydrant piping.**

12. Sheet L1.0 - No trees within 10-feet of a water main.

**Response: Updated plans have trees 10 feet away from center of main and fire hydrant piping.**

### **Engineering Civil Review**

(Reviewed By: Jamie Carter, (253) 435-3616, JCarter@puyallupwa.gov)

1. Correct punctuation and display entire note. Site Plan, #22, Sheet C1.0.

**Response: Updated.**

2. Clarify which CBs are to be demolished. Site Plan, Sheet C1.0.

**Response: Added Keynote 3 to CBs to be demolished.**

3. 7 buildings are being demolished, but no sewer lines are called out for demo (just caps at main). In addition it is suspected that some buildings were connected to septic drainfields. Clarify and provide all details of drainfields, existing sewer and proposed sewer. Clarify. Site Plan, Sheet C1.0.

**Response: There are no onsite septic drainfields.**

4. Key note indicators are difficult to see within this hatching. Site Plan, Sheet C1.0 and C1.1.

**Response: Keynote style updated to mask background.**

5. Clarify language. Is the entire hydrant being replaced? Or is a STORZ fitting being added to an existing. Site Plan, Sheet C2.1.

**Response: Storz will be added to the existing fire hydrant; notes updated to reflect this.**

6. Change in curb type? Revise or clarify. Site Plan, Sheet C2.0.

**Response: Removed irrelevant keynote "x."**

7. The City would like to discuss different options for the CE. Placing it in a gravel road that is used by residents for access and has a CB within its proposed boundary could be problematic. Site Plan, Sheet C1.1.

**Response: Construction entrance relocated north to new driveway location.**



8. Clarify purpose of curb cut. Run off should be directed toward the system unless dispersion or infiltration is proposed for this area. Site Plan, Sheet C2.1.

**Response: Curb cut is for existing pavement north of new curb to be able to drain south to the new storm system.**

9. Infrastructure is proposed on parcel that is not a part of this project. Revise or justify. Site Plan, Sheet C3.0.

**Response: The parcel is owned by the same owners and there is no foreseeable change in owner. Note added to plans to indicate a water easement is needed if property owner were to change in the future.**

10. Complete legend. Site Plan, Sheet C3.0.

**Response: Legend completed.**

11. Complete legend. Site Plan, Sheet C3.1.

**Response: Legend completed.**

12. Change reference to 2012 SWMMWW. SSP, Page 1.

**Response: Reference changed to the 2012 manual.**

13. Enhanced treatment of runoff will be required before release to the 60 inch drainage pipe in 15th St NW. SSP, General.

**Response: Water quality structure updated to a DOE GULD.**

14. The SSP report does not do enough to illustrate that onsite BMPs are not practical and that infiltration is completely infeasible. Revise with references to the 2012 SWMMWW that use project specific site data.

**Response: Updated year to 2012 and additional information added. Note that based on cleanup that was completed onsite, it is not responsible to infiltrate water in this area. While we believe that all contaminated soil was removed as part of tank removal, we cannot be certain, and capping the site to ensure no additional contamination will occur is the correct option.**

15. Update all references in plans and reports to specify the Baysaver and remove references to Contech or clarify. Also update all maps, figures and language to exclude parcel # 0420204263.

**Response: Structure changed to BioPod for enhanced treatment; references updated.**

16. This project is in Puyallup, not Eatonville. Geotech report, Geologic Setting, Page 2.

**Response: Geotechnical report redlined to correct.**



17. Page 2 of the Geotech report under Groundwater Conditions says that groundwater was observed at DEPTHS of 4.5-5.5 feet below grade. On page 7 of the same report, under Infiltration Characteristics, the groundwater table is reported to be within 1-2 feet of the bottom of the test pits which are reported to be 3.5- 3.75 feet deep. This must be reconciled. This is why the City requires long term monitoring of groundwater during the wet season. Reporting that groundwater levels "will fluctuate" does not inform the technical design of stormwater BMPs and is not acceptable for permitting.

**Response: Additional testing not completed. Note that based on cleanup that was completed onsite, it is not responsible to infiltrate water in this area. While we believe that all the contaminated soil was removed as part of tank removal, we cannot be certain, and capping the site to ensure no additional contamination will occur is the correct option.**

#### **Planning Review**

(Reviewed By: Chris Beale, (253) 841-5418, CBeale@PuyallupWA.gov)

1. Provide all available recorded access and utility easements along the south side of the development. Trees and landscaping must be placed interior to all access and utility easements on TPNs 0420204263, 0420208027, 0420208039, 0420213006. Neighboring property owners have provided information regarding non-exclusive easements for all parcels listed here, starting at the SE corner of TPN 0420204069 and extending to 15th Ave.

**Response: Landscaping shifted for the access easement on the southeast of the site. Easement upgraded by paving of existing gravel surfacing.**

2. All interior light standards shall be removed and replaced by conforming and shielded lighting per PMC 20.26.500; Light fixtures shall be no higher than 20 feet above any finished grade level within 10 feet of the fixture.

**Response: Lighting design being provided under separate cover.**

3. Confirm all underground fuel and storage tanks have been removed and soil remediation work completed in accordance with regulatory agencies (TPCHD, ECY, etc.) Confirm all existing storm water facilities and structures will be demolished, removed and properly disposed of.

**Response: No underground fuel and storage tanks were identified on the site. No other stormwater or septic tanks were identified on the site.**

4. See other Planning Division comments in plan set mark ups, carried over from P-21-0087, documents and images, "E-21-0406 Pages from p-21-0087 resub 1 plans PLANNING REDLINES" document. Please also refer to P-21-0087 for full Planning comments as they relate to this permit.

**Response: Greenline responses provided on copy of that document with this resubmittal.**



### **Engineering Traffic Review**

(Reviewed By: Bryan Roberts, (253) 841-5542, broberts@PuyallupWA.gov)

1. Traffic scoping worksheet will be required. City policy requires the project trips to be estimated using the Institute of Transportation Engineers' (ITE) Trip Generation, 11th Edition. In general, trip generation regression equations shall be used when the R2 value is 0.70 or greater. For single-family units and offices smaller than 30,000 SF, use ITE's Trip Generation, average rate. The project trips shall be rounded to the nearest tenth. Trip credits would be allowed for any existing development.

**Response: Trip generation scoping worksheet provided with resubmittal.**

2. The city has adopted a City-Wide Traffic Impact Fee of \$4,500 per PM peak hour trip. Final fees will be calculated and assessed by the City at the time of building permit issuance.

**Response: Acknowledged.**

3. Driveway spacing requirement on River Rd is 300ft (Arterial), driveways on River Rd must be consolidated into one driveway to meet City standards. See exhibit previously provide by Jamie Carter.

**Response: Driveways consolidated into one.**

4. Driveway spacing requirement on 15th St NW is 150ft (collector), driveways on 15th St NW must be relocated & consolidated to meet spacing standards. See exhibit previously provide by Jamie Carter.

**Response: Updated as requested.**

5. Based on required access configuration, update AutoTurn analysis. Car carrier & Fire truck need to be modelled.

- a. Each AutoTurn analysis must include the following:
  - i. All movements need to start straight and end straight.
  - ii. Make sure "Turn Wheels from Stop" is not selected.
  - iii. Please include the template of the vehicles used
  - iv. For clarity, wheel & overhang paths should be different colors.

**Response: Exhibits provided for AutoTURN of car carrier and fire truck. The car carrier will be limited to access from the driveway on River Road.**

- b. Curb radii and entrance dimensions shall be increased as necessary to allow vehicles to access the site without encroaching into adjacent lanes of traffic.

**Response: Onsite curbs adjusted to get car carrier vehicle to work.**



6. Because of River Rd curvature, it's critical a City standard sight distance analysis is completed for a 45mph roadway segment at the River Rd access location. Also complete a sight distance analysis for 15th St NW/River Rd intersection and the 15th St NW site access.

**Response: Sight distance exhibits provided with resubmittal show no obstructions in the sight distance other than the existing utility poles.**

7. During civil review, City staff shall review street tree placement, monument signage, fences, etc. to ensure required sight distance requirements are met.

**Response: These have been placed onto the sight distance exhibits for review.**

8. Per Puyallup Municipal Code Section 11.08.135, the applicant/owner will be expected to construct half-street improvements including curb, gutter, sidewalk, roadway base, pavement, and street lighting. Any existing improvements which are damaged now or during the course of construction, or which do not meet current City Standards, shall be replaced.

**Response: Frontage on 15<sup>th</sup> Street has been updated to have a 9.5-foot wide right-of-way dedication at the south and a 1.5-foot wide right-of-way dedication on the north. This gives the City a half-right-of-way width of 30 feet from centerline of 15<sup>th</sup> Street to the new right-of-way line. The southern portion of the road will be widened to meet the half-street section of Puyallup's "36-foot Public Roadway Commercial Collector Cross Section." The curb/flowline at the north part of the 15<sup>th</sup> Street frontage is in the correct location to meet the City's 36-foot roadway section. Curbs in areas of existing driveways will be rebuilt. A new sidewalk will be constructed along the entire frontage to meet the City's detail.**

9. Frontage improvements on River Rd will include 8ft sidewalk, 10ft planter, streetlights, & ROW dedication.

**Response: Plans updated to include requirements. New right-of-way line is labeled on the cover sheet. It will be placed approximately at the back of sidewalk; new bearing, distances, arc lengths, and inflection points are shown on the cover sheet.**

10. Frontage improvements on 15th St NW will include 36ft roadway, 8ft sidewalk, 3.5ft planter, streetlights, & ROW dedication. Offsite tapers necessary to transition SB vehicles.

**Response: Frontage improvements updated. Note there are only 18 feet of right-of-way from the 15<sup>th</sup> Street centerline to the east right-of-way. The project frontage is on the west side of the centerline. The project will dedicate enough property to make this west side of the centerline 30 feet wide. The curb line on this west side will be placed to make a future 36-foot wide street; however, due to the smaller pavement width on the east side of the centerline, proposed pavement widths at the end of this project will be approximately 32 feet for 15<sup>th</sup> Street.**





11. Site access driveways shall meet our minimum commercial driveway requirements (35ft curb radius, 30ft width). This could change based on the results of the updated AutoTurn analysis.

**Response: Driveways updated to meet 30-foot width and 35-foot radius.**

12. Existing “jog” in frontage will be removed.

**Response: Updated; 15<sup>th</sup> Street right-of-way jog removed.**

13. Existing access easement on the south side of property must be paved.

**Response: Access paving added.**

14. Any existing driveway cuts along frontage that are not utilized for this project shall be replaced with curb/gutter/sidewalk.

**Response: Replaced curb/gutter/sidewalk for old driveways on 15<sup>th</sup> Street added to plans.**

15. Once the City received an updated design showing the updated River Rd access location and City standard frontage improvements, the design will be sent to WSDOT for comment.

**Response: Noted.**

16. Separate street light design is required Street lighting plan:

- i. City standard streetlights are required every 150ft along frontage (River Rd & 15th St NW).

**Response: To be provided with street light design under separate cover.**

- ii. River Rd (Arterial) will require GE EVOLVE ELR2 Fixtures ERL2-3-23-A3-40-D-Gray-A-V1 (City to provide latest part numbers)

**Response: To be provided with street light design under separate cover.**

- iii. It is the sole responsibility of the design engineer to ensure streetlight design/placement is outside of the 10ft minimum “safe zone” area. The City will not allow streetlights to be within 10ft of the PSE primary for safety reasons.

**Response: To be provided with street light design under separate cover.**

- iv. Streetlights shall have shorting caps installed with remote photocell located on the service cabinet.

**Response: To be provided with street light design under separate cover.**



- v. PSE utility pole mounted streetlights do not meet current City standards and will be removed with installation of City standard streetlights.

**Response: To be provided with street light design under separate cover.**

- vi. Streetlight design shall provide the following:
- 1) Provide details on how streetlights will be powered
  - 2) Location of conduit runs
  - 3) Wiring Schedule - Conduit size/type/details for each raceway, Conductors details
  - 4) Pole schedule - STA & offset for each luminaire
  - 5) Show location of junction boxes

**Response: To be provided with street light design under separate cover.**

If you have any questions, please call me at (253) 383-2422.

Sincerely,

Todd C. Sawin, PE, DBIA, LEED AP  
Principal

TCS/lsk

c: Josh Larson, Larson Automotive

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